

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13-15		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	N & S LAKEHILL LLC			
Owner 2:				
Owner 3:				
Street 1:	7 SHUTE ST #1			
Street 2:				
Twn/City:	EVERETT			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02149		Type:	

PREVIOUS OWNER

Owner 1:	YACOBIAN SONA R -		
Owner 2:	SHINTO NANCY A -		
Street 1:	7 SHUTE ST #1		
Twn/City:	EVERETT		
St/Prov:	MA	Cntry:	
Postal:	02149		

NARRATIVE DESCRIPTION

This parcel contains 5,172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Asbestos Exterior and 2212 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11873	Total SF/SM:	5172	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	460,130	Spl Credit	Total:	460,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5172.000	406,700		460,100	866,800
Total Card	0.119	406,700		460,100	866,800
Total Parcel	0.119	406,700		460,100	866,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		391.86	/Parcel: 391.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	407,200	0	5,172.	460,100	867,300	867,300	Year End Roll	12/18/2019
2019	104	FV	316,100	0	5,172.	488,900	805,000	805,000	Year End Roll	1/3/2019
2018	104	FV	313,600	0	5,172.	356,600	670,200	670,200	Year End Roll	12/20/2017
2017	104	FV	294,100	0	5,172.	310,600	604,700	604,700	Year End Roll	1/3/2017
2016	104	FV	294,100	0	5,172.	264,600	558,700	558,700	Year End	1/4/2016
2015	104	FV	262,100	0	5,172.	258,800	520,900	520,900	Year End Roll	12/11/2014
2014	104	FV	262,100	0	5,172.	212,800	474,900	474,900	Year End Roll	12/16/2013
2013	104	FV	272,700	0	5,172.	202,500	475,200	475,200		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	Inspected	BS	Barbara S
2/15/2018	MEAS&NOTICE	BS	Barbara S
1/22/2009	Meas/Inspect	189	PATRIOT
10/28/1999	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
1/27/1994		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130					460,100	
460,130		Spl Credit			Total: 460,100	

APPRaised:
USE VALUE:
ASSESSed:

Total Card /	Total Parcel
866,800 /	866,800
866,800 /	866,800
866,800 /	866,800



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	6549
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!701!

PRINT

Date	Time
12/10/20	16:26:24

LAST REV

Date	Time
08/08/19	08:34:4

mmcmakin
701

PAT ACCT.

Notes

an dod 4/22/2018
